THERE OUGHTA BE A LAW

150 HOUSES FOR SALE

Ker & Stephenson Ltd.

OPEN HOUSE
OAK BAY
2275 HARLOW

MODERN "FARMER"-BUILT BUNGALOW. FC BASEMENT. OIL HEAT.

OPEN
SATURDAY
11 A.M. TO 5 P.M.
PRICE $16,500

Messrs. Wagner, Speed, Ford, in attendance.

ESTATE SETTLEMENT

Vacant possession can be obtained on 331 SELKIRK. Drive by this charming bungalow and note its lovely setting. The main floor holds four good-sized rooms, and there is another in the basement. Package unit oil heat. $3,200 down and $80 a month with the full price only

$11,200

J. H. Ford
EV 5-3411, Larry Wagner, EV 5-3411

CITY 3 BEDROOMS

Smart NHA-built bungalow 9 years old — lovely condition throughout. Convenient to transportation and schools. $3,000 down payment will handle. Full price

$11,750

To inspect please call BERT DAYKIN
EV 5-3411 EV 2-0255

GLANFORD FOR ONLY $11,850

You can own this attractive 2½-year-old bungalow with every convenience for comfortable living. This well-kept home has a lovely "L"-shaped living and dining room with fireplace, two bedrooms, cab kitchen, 4-pce bathroom, full cement basement with recreation room almost completed. Oil heat and drive-in garage.

For further information call Mr. Lemmon at EV 5-3411 anytime

VICTORIA COLLEGE AREA $13,500

Six-room (2-yr-old) stucco. Through hall, 3 bedrooms. Big LR and DR, elec kitchen, FC basement, auto oil furnace. All oak floors. Liberal terms.

EV 5-3411 Mr. Nichols GR 7-3089
EV 5-3411 Mr. Vallance GR 7-1917

PROFESSIONAL MAN'S HOME
ROCKLAND AREA

LARGE MAHOGANY-PANELLED RECEPTION HALL WITH POWDER ROOM, LOVELY DEN WITH FIREPLACE, VERY ATTRACTIVE LIVING ROOM, 22x15, GUEST-SIZE DINING ROOM AND SUN-ROOM, TWIN-SIZED BEDROOM WITH TILED BATHROOM, ELECTRIC CABINET KITCHEN WITH AUTOMATIC DISHWASHER AND GARBURATOR, TWO NICE BEDROOMS AND BATHROOM UPSTAIRS. SPLENDID RUMPUS ROOM WITH FIREPLACE OPENING ONTO A BEAUTIFUL GARDEN WITH POOL AND BARBECUE. G-E HOT-WATER OIL HEATING. FULL BASEMENT. WASHROOM. COPPER PIPES AND GUTTERS. ROLLAWAY SCREENS. TELEPHONE JACKS AND MANY OTHER FEATURES IN THIS ATTRACTIVE INSULATED HOME. BEAUTIFUL CONDITION INSIDE AND OUT. PRICE **$26,500**

EV 5-3411, E. J. PATT

UPLANDS EXCLUSIVE

We can offer you almost immediate possession of this attractive and well-built home in this very desirable area. Pleasing entrance hall, large living room (16x25), guest-size dining room, powder room, modern kitchen with breakfast area, graceful open stairway to three bedrooms and bathroom up, full basement with recreation area and maid's quarters. Nice garden with lawns, patio and trees. This is a house that we can highly recommend. Further particulars gladly given.
Fairly priced at **$29,950**

Mrs. Harvey and Mr. Speed
EV 5-3411 EV 5-3411

GENTLEMAN'S ESTATE
53 ACRES
5 MILES OUT

This valuable ranch is ideal for anyone owning horses or for future subdivision. The well-built residence contains large living room, dining room, den, four bedrooms, Youngstown kitchen, large rumpus room. Hot-water (oil) heating. Numerous outbuildings include modern stable with loose boxes for 7 horses, loft for 10 tons of hay, barn, greenhouse, implement shed. Modern four-room cottage. Double garage. Riding ring, outdoor patio with barbecue. This property is in splendid condition and offers many possibilities.
Price **$52,500**

Exclusive Listing
Please phone Mr. Speed at EV 5-3411 anytime

KER & STEPHENSON LTD.
Member Multiple Listing Bureau
609 GOVERNMENT STREET

SELDOM SEEN

AN ABOVE-AVERAGE HOME IN AN EXCLUSIVE RESIDENTIAL AREA, YET HANDY TO ALL CONVENIENCES

Featuring an attractive through-hall plan, spacious long, low living room with smart fireplace. Guest-sized dining room, sunny cabinet electric family-sized kitchen, 3 good-sized bedrooms. Very pretty colored 4-piece vanity bathroom. Utility on main floor. Full high basement. O-O-M heat, drive-in garage, stucco exterior and a beautiful setting. THIS HOUSE IS WELL WORTH SEEING, AND —WHO KNOWS?—MAYBE YOUR OFFER WILL TAKE IT. Asking **$18,900**
with $5,000 down. For further information please call Wally Wood at EV 5-6741 anytime. Northwestern Securities of Victoria Ltd.

$1000 DOWN

You will love this charming stucco bungalow on excellent garden lot. Fruit trees, flowers and lawns galore. Neat as a pin, oil heat, modernized bathroom and many extras. Don't wait to see this one as it will sell immediately at only **$8950**
Full price.
Call W. A. (Bill) Hodgson at EV 5-6741 right now.

ONLY 2 YEARS OLD—MODERN, 3-bedroom home for sale by owner. GR 5-3087.

150 HOUSES FOR SALE

B.C. LAND & Investment Agency Ltd.

Our 96th Year in Real Estate

UPLANDS NOTTINGHAM AREA 2-BR BEAUTY!!

This fine 2-year-old home is offered here for the first time, and will be a pleasure to show you. Attractive brick and stucco exterior with attached double garage, ample grounds with oak trees. Interior—entrance hall to spacious living room, dining room and kitchen with all the latest features plus large nook and utility area. View of Olympics and the sea. Two large bedrooms and beautiful bathroom. Open stair to lower-level entering into a delightful den or rec room with open fireplace. The entire basement is improved with a nicely-finished bedroom, 2-pce bath, workshop and furnace room with Armstrong package oil heating plant. This home is first quality throughout and will bear the closest inspection.
Clear title Price **$29,500**
View by appointment only.
Exclusive Listing
Please call Mr. W. O. Cameron, EV 4-4115

UPLANDS, EXCLUSIVE NEAR GOLF COURSE

A beautifully situated 6-room cedar shake bungalow on a valuable landscaped lot. The LR and DR open off each other, giving an air of spaciousness. Both with wall-to-wall carpets. 2 large bedrooms and a panelled den. Electric cabinet kit with good breakfast area. In basement there is an extra bedrm and bathrm, rec rm. **$27,500**
Double garage. Price
Call Mr. C. R. V. Bagshawe, EV 4-4115 anytime.

GORDON HEAD SEA VIEWS—MODERN DEN WITH FP

A beautiful rancher built 2 years ago and in immaculate condition throughout. Double attached carport leads to level entrance and through hall, large den with fireplace, living and dining rooms with panoramic views, smart kitchen and nook with views, large utility, workshop and storage rooms off. No basement, but plenty of storage in this home. Lot 100x100. 2 patios, planters, etc. Extra view lot may be purchased, if desired. $11,000 NHA mortgage available. 897 PIT. 5¼%. See this today at **$18,950**
Exclusive Listing
Please ask for Mr. W. O. Cameron, EV 4-4115.

LANSDOWNE PARK ADJOINS GOLF LINKS

Very attractive ranch style bungalow, located on a large treed lot and backing on the Uplands Golf Course. This fine home features: entrance and through hall, large living room-dining room with raised-hearth fireplace, smart electric cabinet kitchen with breakfast area and laundry facilities, 4-piece bathroom with vanity and 3 good-sized bedrooms. Open stairway with wrought iron railings to a full cement basement with roughed-in plumbing and fireplace. Attached garage. Concrete driveway and walks. Price **$21,400**
Call Mr. Hope, EV 4-4115, anytime

TUDOR TYPE OAK BAY

A striking looking stucco residence with gables. On a treed, secluded and valuable lot. Contains entrance hall, 2-pce wash rm. Large Liv rm. Full DR. Cabinet-electric kitchen. Open stairway to 3 nice bedrooms and a bathroom. Basement. Oil heat. Rec rm. If a den is required one could be built off the Liv rm. A fine lot for children, also the Beach is close by. Price **$19,500**
An Exclusive Listing
Call Mr. Bagshawe, EV 4-4115, Anytime

ASKING $3000 DOWN $3000

Make your offer on this lovely 2-bedroom (room for 3 more) home with spacious din room, living room and kitchen. Full bsmt, oil heat and D-I garage. Situated amongst the oaks at 3377 Salsbury Way. Drive by this much better than average home then call Allan McGillivray at EV 4-4115 anytime. Exclusive Listing. Full Price **$13,500**

OAK BAY LANSDOWNE ROAD

Immaculate 3-bedroom modern bungalow in a lovely location and having view of the Olympic Mountains. 4-star electric kitchen with breakfast area and bar. Full basement, automatic oil heating unit and rumpus room. Attached garage. Excellent materials and workmanship. Price **$24,500**
Call Mr. Hope, EV 4-4115 anytime.

MT. DOUGLAS AREA JUST COMPLETED

This artistically-designed bungalow is situated on nearly an acre of treed land offering quiet seclusion. Consists of living room with fine fireplace, two bedrooms, cabinet kitchen with large separate dining area, 4-pce bathroom with vanity, utility room. Oil HA heat. Carport.
PRICE **$13,700**
with $3,500 down.
Call Mr. J. Mackenzie, EV 4-4115 anytime.

THE B.C. LAND & INVESTMENT AGENCY LTD.
922 Government Street EV 4-4115
Member Real Estate Board of Victoria

FRIENDLY JAMES BAY

For friendliness, comfort and good neighbors, James Bay can't be beat. I've been real lucky to find this good family home on a quiet street a stone's throw from the sea, with a good-sized lot to give you just enough privacy for your comfort. Close to Ogden Point, where you can stroll down in the evening and watch the deep sea ships loading. Sound construction, spacious and gracious rooms, large living room with fireplace, family-size kitchen, 2 large bedrooms, 3-pce bathroom. Cement basement. Economical coal and wood furnace. This is a good buy at **$7500**
with $2,400 down. Taxes are only $61 a month (less $28 homeowner's allowance). That's a help, isn't it? Call Eric A. Macfadyen, Northwestern Securities of Victoria Ltd., EV 5-6741. 24-hr telephone service.

Oak Bay Charm
A GARDENER'S PARADISE

In a setting of lawns, trees, we offer this gracious home featuring lge LR, formal DR, 3 lge bdrms, modern kitchen with sunroom off. Full basement, pkg oil heat, drive-in garage. Best oak floors, broadloom in halls and master bdrm. Will trade for smaller home near shopping centre. Excellent value at **$16,200**
Call C. E. Pullan at EV 5-3236 anytime

D. R. McAdams Real Est.
1205 BROAD STREET EV 5-3236

FOR ONE OR TWO

Spotless 3-roomed bungalow with basement suite.
Main floor—Through hall, small living room, large bright kitchen with oil range. Small bedroom. Bath and toilet.
Ground level—With own entrance. Bed-sitting room, kitchen, pantry with sink. Bath and toilet. Utility room. Separate garage.
$1,000 down — $60 monthly
Alex Page, EV 5-6741 or EV 3-1594.
Northwestern Securities of Victoria Ltd., 631 Yates St.

LOW DOWN PAYMENT

If you are looking for a family-sized home, with down payment, this is your opportunity. Located on quiet street in Jubilee district. Full price **$6900**
For further information call Mr. Corbett, EV 5-8701

MOREY & JOHNSTONE
Real Estate, 3244 Douglas Street

BUILDING A HOUSE IS NO problem. Call us anytime to discuss things or ask your agent to see us. Most reasonable guarantee. Many plans to choose from. Kasapi Constr. Co. Ltd., Ph. EV 5-5614.

150 HOUSES FOR SALE

WESTERN HOMES LTD.
611 YATES STREET
$1650 NHA
7 Treed Lots Close to Town On Sewer

Homes to be constructed by Dolby Const. Act now as this type of lot is very hard to find. They will not last long. First come first served. Plans available for your inspection. For additional information without any obligation please contact Howard Blake, EV 2-2157, res. EV 2-6719.

OAK BAY

Gracious family home built in 1930. 4 bedrooms or 3 with den. Living room 17x14.6, large dining room, modern kitchen, through hall, carpeted stairway to 2 large bedrooms up. Full high basement. Drive-in garage. Automatic oil hot water heat. Full price only **$14,500**
Good mortgage and terms available. Call George Clark, EV 2-2157, EV 2-3453.

$800 DOWN BRAND NEW 3 BEDROOMS

Move NOW into this full basement home built under NHA on a large Saanich lot on sewer. $110 per mo. includes taxes. This one will sell FAST at **$13,650**
Mr. Evans, EV 2-2157, EV 5-5533.

RANCHER 3 BEDROOMS

1,152 sq. ft. of exceptionally well built home with plenty of extras. The living-dining room is on the L, kitchen has more than average cabinets also a laundry room and utility, also a separate 2-car garage. Burnside area. Large NHA mortgage at 5% available. Asking price **$12,975**
Mr. Evans, EV 2-2157, EV 5-5533

"FLASH" $500 DOWN

This cute bungalow has 4 rooms and is ideal for any small family who are looking for a low-priced home with a minimum overhead. Consists of living room, 2 bedrooms, cabinet kitchen with range included. Pembroke bathroom. All rooms bright and cheery, nicely decorated, linos and blinds included. Has been kept in extremely good condition. There's a Duroid roof and house has been recently painted. Separate garage. All fenced lot 50'x105'. Well landscaped with lawns, flowers, shrubs, strawberries, raspberries and rose bushes. Low taxes, $91.56 (1958) less $28. Connected to sewer. Close to bus and schools. Health reasons cause of sale. Clear title at present.
Asking price **$5950**
Cliff Green, GR 9-3759; Roy Smith, GR 7-3549, or office, EV 2-2157

5 BEDROOMS HOT WATER HEAT LOW DOWN PAYMENT

Modern cedar siding bungalow close to all conveniences. This is one of those hard to find values. Thru hall, large living room, open fireplace. Dining room, cabinet kitchen with small utility off. Pembroke bath and 2 bedrooms on main floor. 3 small bedrooms up. Part basement. Oil HW heating system. Laundry trays and work bench. Attached garage. Large 6% mortgage available and owner will consider offers on down payment with the price **$12,400**
Call Norm Thornber: EV 2-2157, eves. GR 9-1853.

WATER VIEW $3500

Yes that is the required down payment on 1,405 sq. ft. of delightful living. 9 yrs old, on sewer, the large lot is well terraced and landscaped. Note these features—wide entrance and thru hall, large living room 20x16, dining room 11x12, electric cabinet kitchen with bar and nook, plus separate utility with laundry trays. 2 large bedrooms and vanity bathroom with colored fixtures. Large basement, HA heat, plus rumpus plus a 2-room family suite with plumbing. Also double drive-in garage. Selling below today's **$16,800** replacement at
Please call Roy McGillivray at EV 2-2157 or eves, GR 9-1804.

SWINERTONS
(Established 1889)
620 BROUGHTON ST. EV 5-7181

LIVING SPACE

NEAR COMPLETION, this beautiful 3-bedrm home has 4-pc colored bath, vanity. L-shaped living-dining rms with fireplace. Glassed doors leading to sun deck. Large cab elec kit with dinette space. Oak floors. Full bsmt with roughed-in rumpus rm. Dr-in garage. 1,300 sq. ft. A bargain at **$14,995**
Mr. Wright, EV 3-7181, EV 2-9409.

DUPLEX
$1500 - DOWN - $1500

Close in this solid, well constructed property has 4 nice rooms - 2 bedrms to each suite. Oil ranges included. Live in one; pay off mortgage with the other. Exclusive. Terms $65 monthly at **$8300**
Mr. Wright EV 3-7181, EV 2-9409

OAK BAY-WILLOWS OIL HOT WATER

Attractive bung. nr Beach Dr. Thru hall, lovely LR 14½x17½ with FP. Din rm 11x10, oak flrs, large elec cab kit, 2 bedrms, 4-pce bath. Full bsmt. Oil HW heat. Sep double garage. Limited water view. Garden landscaped and fenced. Taxes $134. Clear title. Terms **$14,500**
Mr. Cox EV 3-7181, EV 3-3814

5¼% NHA, 3 BEDROOMS, ON sewer, blacktop driveway, 940 Falmouth. EV 4-8784.

FOR HOMES IN COLWOOD LANGford see Grant & Jenkins, you local agents. GR 8-1729 Langford.

150 HOUSES FOR SALE

BYRON PRICE
1314 QUADRA STREET

IS IT BUILDING INFORMATION YOU ARE LOOKING FOR

If you have a lot and want to build, let me give you an estimate on your plans. Also information as to NHA financing and legal contracts. Also we have 100's of plans for you to choose from. For information as to your problems call either Bernard Shaw or Allen Vizard. EV 5-2458, who specialize in NHA construction.

CITY $1500 Down

New 3-bedroom home, close to Esquimalt border. Good-sized living room with fireplace, extra large kitchen with ample cupboards and eating area give good living space. Full basement. Automatic oil heating. Full price only **$13,950**
To view call Gordon Marshall GR 9-2725, Sam Paterson EV 5-8592 or EV 5-2458 anytime.

ESQUIMALT EXCLUSIVE 3 BEDROOMS $1750 DN. $78 TAXES

TO VIEW THIS SPOTLESS HOME THAT OFFERS IMMEDIATE OCCUPANCY CONTACT N. KRIENKE OR M. DUFF. EV 5-2458.

GORGE $2000 DN 1200 SQ. FT.

You can have immediate possession with this fine home. OAK FLOORS, separate DR, large LR, electric cab kitchen, full cement basement, AO HOT-WATER HEATING. Attached carport, landscaped, fenced lot, all for only $11,500
Contact A. Vizard, M. Duff or N. Krienke, EV 5-2458 anytime

OAK BAY DUPLEX $15,650

This lovely duplex in first-class condition now on the market for the first time is located in one of Victoria's finest areas. Downstairs suite has two large BRs, large LR and family-size kitchen. Upstairs suite rents for $75 PM and has nice-sized LR, large BR and kitchen with utility and new fridge and electric stove. Lot size 80x120 and nicely landscaped. Taxes $156. For appointments to view call Sam Paterson, EV 5-8952, or Gordon Marshall, GR 9-2725, or office, EV 5-2458.

LOTS Bywood Place

Just a few left in this desirable location off St. Charles St., near Rockland. Phone me to view and reserve yours now. Jack MacKay EV 5-2458 Res., EV 2-9644.

OPEN HOUSE
For Your Inspection and Approval
1560 MONTGOMERY (Rockland)
Feb. 28—Saturday
1-5.30 p.m.

EVERYTHING YOU DESIRE IN THIS LOVELY PANORAMIC SEA VIEW HOME

J. Mann EV 5-2857
D. Dowsley EV 5-2593
C. Sinden, EV 4-6395
in attendance
Office, EV 5-8704

Frank A. Martin Agencies Ltd.
1114 Blanshard Street

$1850 DOWN MT. TOLMIE

3-bedroom new stucco bungalow, automatic oil heat, oak floors throughout, full high basement, drive-in garage. Lot 63x100. Full price only **$11,950**
Ask for Jim Ridings
EV 3-7041 Eves EV 3-9533

DONCASTER—4 rooms (spick and span), basement, furnace, $6,750
JAMES BAY — 5-plus rooms (homey) basement, oil heat, $1,500 down **$6,900**
MT. DOUGLAS AREA — 4 rooms (modern), oil hot-water heating **$8,950**
Ask for Henry Hope
EV 3-7041 Eves GR 7-2734
JOHN GREENWOOD
1241 Broad Street

RICHMOND — MT. TOLMIE
New 3-bedroom home, full basement, oil heat, drive-in garage, electric hot water, wired for range. Dining room and dining area in the kitchen. Full price $13,750 with $2,275 down. The balance $94 per month including taxes. Call Leonard Thomas at Douglas Hawkes & Co., 817-A Fort St. EV 4-7128, res. EV 3-5685.

JAMES BAY—5 ROOMS, BASEMENT, $1,000 down or equity $2,500, rest as rent. EV 2-6400.

150 HOUSES FOR SALE

RANDALL'S LIMITED

JUBILEE
ANOTHER 3-BEDROOM HOME

This is a stucco bungalow with large living room with fireplace, cabinet electric kitchen, oil heat, full basement. One minute to hospital. Asking price **$12,000**
Terms to be arranged.

LOW DOWN PAYMENT

Two minutes to city centre. This older-type bungalow has a full basement, 3 bedrooms, large kitchen and is in excellent repair, new wiring.
Full asking price **$7500**
Your down payment may put you in possession.
To view above homes, phone Ken Lowndes, eves. GR 8-2151

DUPLEX HOME AND REVENUE

BURNSIDE AREA, close in, one year old. Has three bedrooms, living room, dining room, large cab elec kitchen, Pembroke bath, level walk-in basement suite, self contained, 3rd. Drive-in garage, oil heat. Account of illness this was greatly reduced to **$15,000**

CITY BUNGALOW 4 ROOMS

Very suitable for retired couple, neat, compact, stucco bungalow, no steps, close in, walk down town. Nice living room, cabinet kitchen, electric range included, two bedrooms, Pembroke bath, utility room with furnace and tubs, separate garage, front and back lawns, small garden.
Price **$8750**
Call Mr. Davis on two above, eves. EV 4-8814

COLQUITZ $7950

Superior stucco bungalow built 4 years. Living room, fireplace, two bedrooms, cabinet electric kitchen with dining area, oil heat. Attached garage. On fenced landscaped 158' lot.

MOUNT TOLMIE $8950

A really lovely stucco bungalow, built 2 years. 20-ft living room with fireplace, 2 nice bedrooms, oak floors throughout, 4-pc Pembroke bathroom, large cabinet electric kitchen and utility room, oil furnace, attached garage with blacktopped driveway, on 65-ft lot. Can be seen by appointment only.
Exclusive agent on two above, Mr. Sudbury, eves. GR 9-1906

CAREY ROAD

Here is a handyman's special. Six rooms, two lots, needs painting and decorating. Try $500 down. Total price **$5650**
Mr. Randall, eves. EV 2-3447

GEORGE RANDALL LTD.
1309 Douglas St. Phone EV 4-8109

CAPITAL CITY REALTY
650 Cormorant St. EV 4-1922

FAIRFIELD 4 BEDROOMS

Superior family home in lovely district near sea and park, well preserved, clean and superbly built. Two bathrooms, extra toilet in full high basement, separate garage, auto oil hot water heat. Large LR, den with fireplace, cab kit, 4 bedrms, large deep closets, plenty of storage cupboards, large playroom or 2 extra bedrms. Present day replacement cost over $30,000. Inlaid oak flrs, glassed in veranda. An outstanding bargain either as revenue or family home.
Asking price **$16,300**
Carl Phipps, EV 5-1707 evenings.

COSY BUNGALOW LOW DOWN PAYMENT

Oaklands area, fine 4-rm. bung, full bsmt, furnace piped to all rooms, near bus, school and shops. Good value on easy terms, only **$6950**
Ken Walters, EV 5-7820 evenings.

CHOICE OF TWO

Excellent family homes of 2 BRs (one has a third BR in basement) and dining room; both have 1 acre or more of good soil and some seclusion, yet are convenient to transportation, and have all modern features, including electric range wiring. $2,500 or less will buy either home and repayments are easy, and both homes are priced at little more than **$10,000**
I'm sure one of these will tempt you, so why not take advantage of the offer to choose? Call Ted Kay of Northwestern Securities of Victoria Ltd., EV 5-6741, or res., EV 5-8852.

COOK-HAULTAIN
3-bedroom stucco bungalow with extra room in basement. O-O-M hot-air heat, wired for range. Oak floors thruout. Large living room, large kitchen, 4-pc bathroom. One year old, NHA built. Terms $14,500. Mr. Laing, phone EV 5-5304.
ALFRED CARMICHAEL & CO. LTD.
1239 Broad St. EV 4-7341

BY OWNER

House and contents plus autos. All at real savings. EV 2-3064. These must go in 30 days.

150 HOUSES FOR SALE

TAYLOR SPITTAL
821 FORT STREET EV 4-8308
YOUR PROTECTION IS OUR PROFESSION

OPEN HOUSE
585 TAIT ST.
SATURDAY: 2 to 5
3 BEDROOMS
SOMETHING DIFFERENT

S. Stephen and Roy Green will be in attendance, or phone EV 4-9755 for appointment.

$1700 DOWN OR LESS NHA 3 BEDROOMS

With owner participation, a contract can be reduced by as much as $1,200, only taking $500 down. As you know, lots which will pass requirements are scarce. We are fortunate that we have a number at this time.

For further information please call Roy Green or S. Stephens EV 4-9755 anytime.

DUPLEX NEAR BLDGS.

Up and down. Separate ent. Good rental area.
Full price **$7350**

HOME AND SPARE LOT

Secluded setting in country atmosphere. Just what you have been looking for; on bus line. Only **$11,550**

CITY FERNWOOD HEIGHTS

Remarkably well-constructed home. Great revenue potential. This you should see. Will trade for ground-level, 2-bedrm home near bus. Only **$11,500**
For above ads phone S. Stephens or Roy Green, EV 4-9755 anytime.

DUPLEX

Roomy duplex in good rental area. Contains 2 large self-contained suites with separate entrances. Possible revenue of $140 per month. Payments of only $75 per month after low down payment. Priced at only **$9700**
Call Bert Ralph, EV 3-8944 or EV 4-9308.

CITY $500 DOWN

This older-type family home close in for $500 down and payment's only $60 per mo. Consists of 3 bedrooms, dining room, living room and large kitchen.
Full price **$4800**
To view call Bert Ralph, EV 3-8944 or EV 4-9308.

$350 DOWN 403 RAYNOR AVE.

Cute little 4-room bungalow, older type. Move in immediately. Full price **$6500**
Please call Roy Green or S. Stephens, EV 4-9755 anytime.

FAIRFIELD 3 BEDROOMS

Six-room stucco bungalow with full cement basement. Auto oil heat and new wiring. Good terms available.
Asking **$11,800**
Call Glen Robertson, EV 4-0833.

KING REALTY
Weller Bldg.
609 Broughton St. EV 2-2134

$2500 DOWN 1460' RANCHER

3 EXTRA LARGE BEDROOMS WITH LARGE CLOSETS

Big kitchen, dining room, 15x21 living room. On sewer, close to bus and schools.
N.H.A. $12,800 mortgage at 5% a month. Really nice. My pleasure to show this home to you.
ONLY **$14,700**
Lee Haliberg, eves., EV 3-8510

FAIRFIELD $1500 DOWN

Four bedrooms. If you are a family man or need revenue see this fine home today. Walking distance to town, large living room and DR, each with fireplace; spacious kitchen, utility room, bsmt, forced heat. Owner leaving city.
Snap **$9500**
Call Ivan Patrick EV 5-6741, res. EV 3-9043. Northwestern Securities of Victoria Ltd.

"MOUNT DOUGLAS"

Beautiful Panabode ranch style two-bedroom home in lovely setting, only **$10,950**
with $3,000 down. Call Aksel Petersen, EV 5-6741 or EV 4-6371. Northwestern Securities of Victoria Ltd.

VICTORIA WEST
4 rooms, heat, no basement; includes electric range and heater. Taxes $45. Casr $4,500.
REVENUE—CITY
8 rooms, 2 suites. Oil stoves included. Revenue $45 and $38. Taxes $65. Clean and attractive. Price $6,950. ONLY $850 DOWN.
ANOTHER GOOD BUY
5 rms, white siding bungalow. Clean. Owner moving. New Oil-O-Matic pkge unit and new glass HW tank. Low taxes. Quick possession. $1,500 down, balance $67.50 per mo. Yours for $7,500. Contact Bill Ludlow, EV 2-7276; res. EV-3-5101.
Town & Country Homes Ltd.

150 HOUSES FOR SALE

P. R. BROWN
& Sons Ltd. — Est. 1900
1112 Broad St. Phone EV 5-3435

$2000 DOWN APPROX. 2 ACRES
4270 Cedar Hill Rd.

Plus 6-room, modern bungalow with high, oil steam heat; large separate full cement basement about 7 feet ale. 2-car garage with blacktop driveways; barn and other buildings. Take advantage of this opportunity for close-in acreage. Vendor is leaving for the east. Only **$15,000**
Phone R. E. Hills.
EV 5-3435; res., EV 3-6978

Exclusive OAK BAY
LOVELY STUCCO BUNG
OIL HEAT
FULL BASEMENT
Close to Monterey School

Modern, spacious, spotless condition. Full cut oak floors, ent hall and through hall, lovely LR, fireplace, French doors into full DR, 2 large bedrms, elec cab kit, dining space. Hot-air oil heating, separate garage. Must be seen to be appreciated. $3,950 will handle. FULL PRICE **$12,950**
To view please call Mr. Houston, EV 5-3435, or res. EV 5-6476

CITY

A nice bungalow close to all services, perfect in every respect. Comprises LR 19x17.6; dining area and cab elec kitchen, 2 bedrms, tile floors. Full basement. C/W with blower. Fully insulated. On sewer. Garage, drive-in. Smart stucco exterior and durold roof. Patio 20x15, some fruit trees. Well landscaped.
PRICE **$11,000**
$5,700 down. For particulars phone A. Marion EV 5-3435, res EV 2-0697

EXCLUSIVE SURE NUFF!

"IT'S" true that sooner or "LATER" a bargain rather "THAN" a dud must come to "YOU." And here it is now! "THINK" this one over! A 2-bedrm, no bsmt, white cedar sliding bungalow, located at 426 DAVIDA ST. Lge cab elec kit, utility rm with laundry tubs, LR 10x16. Notice the many rose bushes and clean appearance of the property. The full price only **$7900**
For appointment to view or further infofmation, please call Ross Weber, EV 5-5433, or A. Marion, EV 2-0697, or office, EV 5-3435

EXCLUSIVE
2525 Scott St.
MUST BE SOLD

Four bedrooms, living room, dining room and kitchen, full basement; separate garage. Suitable for conversion, could be a real money-maker. Please see this without delay. Only $2,350 down, balance at $70 per month.
Price **$7850**
Phone R. E. Hills.
EV 5-3435; res., EV 3-6918

TRIPLEX
COR. COOK STREET AND VISTA HEIGHTS

High location and convenient to bus, shopping and schools. Revenue at present $175 per month, plus owner's suite which is unfinished. HW floors throughout. Oil-O-Matic heat. Price as is **$17,000**
with terms
Please phone A. M. Millar, EV 5-3435 or GR 7-1027

ISLAND HOMES LTD.
2510 Douglas Street EV 5-7511

NEAR VISTA HEIGHTS
DE LUXE BUNGALOW

This eight-year-old stucco bungalow is in immaculate condition throughout. Has nice, roomy LR with FP, large cab kitchen with nook, 2 large bedrooms and 4-pc bathroom. Full high basement with extra finished room. Electric hot water, dr-in garage. Price includes range. Good terms. Full price only **$10,500**
EXCLUSIVE LISTING

THE ONE AND ONLY SIDE-BY-SIDE DUPLEX
$1000 DOWN

SEPARATE self-contained, 4-room suites. Always rented at $52.50 per month. Forced to sell (only) **$8000**
Hurry now and call Jack Robertson.
Res. EV 3-5517 Office EV 5-7511

$1500 DOWN
BALANCE AS RENT

Excellent 5-room stucco bungalow, nicely located in handy district. Close to town and shops, school bus, etc. Wired for electric cooper boiler, oil pkg heat. Has 2 extra finished bedrooms in basement. Priced to sell **$11,000**
To view call R. McDonald.
Res. GR 7-3318 office, EV 5-7511

DE LUXE TUDOR
4 BEDROOMS 2 BATHROOMS.

Beautifully built stucco semi-bungalow. A one-owner home. Contains 7 magnificent rooms, architect designed, modern in every detail. Oil HOT-WATER heat. Nicely-landscaped lot, dead-end street. Perfect for "little people." Terms are very easy. Full low price only **$17,500**
EXCLUSIVE LISTING.
Mr. Clarke or Mr. McDonald.
GR 7-3318, GR 7-6510, EV 5-7511.

OAK BAY Locations

Two locations in Oak Bay. One south of the Avenue, the other north. Both belong to contractors that will build for you to your plan or we have plans to fit both locations. Call Leonard Thomas at Douglas Hawkes & Co., 817A Fort St., EV 4-7128 (res. EV 3-5685).

SPECIAL

For the handyman with eye for value. This older 3-bedroom home has just been painted, living room enlarged to 14x20 and mahogany panelled. All this and more for **$5910**
only
Low monthly payments, good terms. Call G. Seright, EV 5-6741 anytime.
Northwestern Securities of Victoria Ltd.

LOOK!!

For only $1,270 cash you can have a good solid 3-bedroom home. Just call G. Seright, EV 5-6741 anytime.
Northwestern Securities of Victoria Ltd.

CALIFORNIA RANCH-STYLE bungalow. Three bedrooms (one small), electric cabinet kitchen, panelled living room with fireplace and wall-to-wall carpeting. Utility room, drive-in garage, built-in electric clocks. Siegler oil heater with blower. Off Saanich Road. Full price $10,900. EV 4-2121.

4 HOUSES FOR SALE AT PRESENT on my own subdivision. We build them and sell them. If we haven't got one to suit you we will build it, or sell you a lot. Will be pleased to show them at any time and discuss price and terms. A. H. Phelps, 2585 Millstream Rd. GR 8-2076.

150 HOUSES FOR SALE

HEISTERMAN

10 MILE PT. SEA VIEW

Yes, you can watch the hardy little "Frostbites" with their multi-color sails even from the kitchen of this attractive contemporary-style home which overlooks Cadboro Bay. Beautifull setting with plenty of scope for rock garden development. Natural wood panelling, den, 3 bedrooms, two baths; auto oil heat. Double carport. Terms at **$22,600**
Please call
Mr. Scott, EV 3-4161, eves. EV 4-0423; Mr. Harris, EV 3-4161; eves. GR 7-1198.

CADBORO BAY NHA

This 3-bedroom, four-year-old bungalow is in spotless condition. Oak floors throughout, full high basement, package oil heat. Garden expensively fenced and ideal for children. Close to schools, stores and beach. Attractive terms **$14,500**
Exclusive with Mr. Scott, EV 3-4161, eves. EV 4-0423.

"HOUSE & GARDEN" UPLANDS

A charming House that's a Home. A neat garden, small. Up two steps and we enter this immaculate 5-year-old, 6-room, 3-bedroom bungalow with extras galore. All drapes in home, W-to-W Broadloom in hall, living room and dining room included. A den, 4-piece bath, 2-piece bath, a dream kitchen and adjoining utility breakfast room overlooking the smart patio. New refrigerator-freezer, new automatic clock range, automatic washer, electric dryer and other extras throughout house too numerous to mention. Residence heated by oil. Accommodation for two cars. Price **$35,000**
C. J. Harrington, EV 3-4161, eves. EV 3-5846.

COUNTRY COTTAGE

This lovely 5-year-old rustic bungalow is situated on a large treed lot, overlooking the straits; 20 minutes from city centre. Large living room with fireplace, bright kitchen with dinette. One good bedroom and one small bedroom, oil heat. Adjacent acreage can be purchased.
Full price **$10,000**
Mr. Gaddes, EV 3-4161
Eves. EV 5-7619

FOUL BAY ROAD EXCLUSIVE

On quiet street, ten years old, 2-bedroom modern home, full high basement with extra rm, oil heat, patio, lot all fenced, spotless condition, taxes $147. Full price **$10,800**
Mr. Hamilton EV 3-4161
Eves. GR 7-1595

OAK BAY 3 BEDROOMS PLUS

Located south of the Avenue on a large lot, this 6-room bungalow contains large living room and dining room, 3 bedrooms, cabinet kitchen and 4-piece bath. Full basement with finished room and 3-piece bath. Automatic oil heat.
Price **$13,900**
Mr. Biannin, EV 3-4161, eves. EV 5-1195

HEISTERMAN & COMPANY
(Established 1864)
1121 Blanshard Street EV 3-4161

NEWSTEAD
REALTY LTD.
766 Fort Street EV 2-8117

NHA BEST BUY $2500 CASH

For value, style and design there is nothing in Victoria to equal this modern stucco, 3-bedrm home, full bsmt, large LR-DR, breakfast nook uniquely arranged and with roughed-in rumpus. Ideal for small or large family. NHA terms **$13,850**
Call W. Bailey, EV 2-8117; eves. EV 3-3085.

VALUABLE BRENTWOOD ACREAGE AND HOME

2½ acres cleared fertile land and comfortable, modernized family home, suitable for bulb growing, etc. Easily subdivided at low cost into 8 or 9 valuable lots which are in great demand, leaving house for use or sale. An excellent buy, worth investigating. Low taxes. PRICE **$14,500**
$7,500 handles. For appointments to view call Mrs. A. Seguin, EV 2-8117 or EV 4-3536 eves.

WATER VIEW 4 BEDROOMS

Lovely setting on treed double lot with patio, bar